Bill Garrett Davidson County
Batch# 70474 DEEDWARR
03/19/2018 10:31:41 AM 4 pgs
Fees: $23.00 Taxes: $695.60
20180319-0025504

WARRANTY DEED

Name and Address of New Owner: JOSHUA CALEB HARDEMAN, 5609 Royal Court, Hermitage, Tennessee 37076

Send tax Notices to Same : FBC Mortgage, LLC 189 S. Orange Avenue, Ste. 970, Orlando, FL 32801

****

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Sworn to and subscribed before me, the 16th day of March, 2018.

Notary Public

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

My Commission Expires: 1/29/2020

Map: 87-5; Group: A; Parcel: 105.00

****

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS, ($188,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **JOSEPH A. POLITE**, have bargained and sold and by these presents do transfer and convey unto **JOSHUA CALEB HARDEMAN**, an unmarried man, his heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, bounded and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Farmingham Woods, Phase III, of record in Plat Book 7900, page 554, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to JOSEPH A. POLITE, by deed from MARK A. FANT joined by his spouse SHANNON FANT, of record in Instrument No. 20060602-0064862, dated May 31, 2006, said Register's Office.

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Plat Book 7900, page 554, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of

record in Book 8238, page 176, amended in Book 8351, page 533, Book 8447, page 635 and Book 9006, page 409, said Register's Office.

3. Matters shown on the Boundary Plan of record in Book 7900, page 173, said Register's Office.

Possession: Date of Deed
2018 taxes prorated

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JOSHUA CALEB HARDEMAN**, his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **JOSHUA CALEB HARDEMAN**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

ROSANA L. POLITE, wife of **JOSEPH A. POLITE**, joins in this conveyance to convey her marital interest in the subject property.

WITNESS OUR HANDS on this the 15 day of March, 2018.

JOSEPH POLITE

ROSANA L. POLITE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Fresno

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **JOSEPH POLITE** and wife, **ROSANA L. POLITE**, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Fresno County, California, this 15th day of March, 2018.

Notary Public

My Commission Expires: 01/15/2018

wD-Polite-Hardeman

-SEE ATTACHED DOCUMENT-

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On 03/15/2018 *Date* before me, ALBERT MONTEJANO, NOTARY PUBLIC *Here Insert Name and Title of the Officer*,

personally appeared JOSEPH POLITE AND ROSANA L. POLITE *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

ALBERT MONTEJANO
Commission # 2097197
Notary Public - California
Merced County
My Comm. Expires Jan 15, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 03/15/2018
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOSEPH POLITE
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: SELF

Signer's Name: ROSANA L. POLITE
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: SELF

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